

**SPECIAL REDEVELOPMENT AGENCY MEETING
AUGUST 5, 2002**

The meeting called to order as the City Council at 2:08 p.m. by Mayor Murphy

Roll Call Peters, Wear, Atkins, Stevens, Maienschein,
 Fyre, Madaffer, Inzunza, and Mayor Murphy

Michael T. Uberuaga, City Manager
Leslie Devaney City Attorney
Charles Abdelnour, City Clerk
Jack Fishkin, City Clerk

The meeting adjourned as the City Council at 3:16 p.m.

The meeting reconvened as the Housing Authority at 3:16 p.m.

The meeting adjourned as the Housing Authority at 3:17 p.m.

The meeting reconvened as the Joint Redevelopment Agency with Housing Authority at 3:18 p.m.

Adoption

6. **Appointment of Members to the Board of Directors for the San Diego Model School Development Agency. (District 3).**

(RA 2003-34)

Authorizing Hank Cunningham, Assistant Executive Director of the Redevelopment Agency, to serve as a member of the Board of Directors of the San Diego Model School Development Agency.

See Redevelopment Agency report no. RA-02-19; City Manager report no. CMR-02-183; and Housing Authority report no. HAR-02-007.

Council Companion Item No. S-409

Housing Authority Item No. 1

No one spoke in opposition to this item.

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Adoption

6. **Appointment of Members to the Board of Directors for the San Diego Model School Development Agency. (District 3). (Continued)**

Motion by Member Atkins to approve (with Stevens and Inzunza not present)

Second by Member Wear

Vote: 7-0

Redevelopment Agency Resolution number R-03515; City Council Resolution number R-296970; and Housing Authority Resolution number HAR-1169.

The meeting adjourned as the Redevelopment Agency with Housing Authority at 3:19 p.m.

The meeting reconvened as the Redevelopment Agency at 3:19 p.m.

1. **Approval of the minutes**

June 4, 2002

June 18, 2002

June 25, 2002, special

Motion by Member Wear to approve (with Stevens not present)

Second by Member Atkins

Vote: 8-0

Adoption

2 **Exclusive Negotiating Agreement (ENA) with Barrio Logan Properties to develop property in Barrio Logan and an Amendment to the FY 2003 Redevelopment Agency Budget. (District 8)**

(RA 2003-30)

Approving an Exclusive Negotiating Agreement (ENA) with Barrio Logan Properties LLC to develop property in Barrio Logan and an Amendment to the FY 2003

Redevelopment Agency Budget for Barrio Logan to accept the \$40,000 developer deposit, and authorize the appropriation and expenditure of these funds for costs related to the ENA.

See Redevelopment Agency Report no. RA-02-18, dated July 31, 2002.

Auditor Certificate Number: AC 2300097

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Adoption

- 2 **Exclusive Negotiating Agreement (ENA) with Barrio Logan Properties to develop property in Barrio Logan and an Amendment to the FY 2003 Redevelopment Agency Budget. (District 8). (Continued)**

Public testimony in favor by Jim Hammett.

Motion by Member Inzunza to approve (with Stevens not present)

Second by Member Wear

Vote: 8-0

Redevelopment Agency Resolution and Document numbers R-03516 and D-03516.

5. **Owner Participation Agreement with St. Vincent De Paul Management - Villa Harvey Mandel. (District 2).**

(RA 2003-22)

Approving the Owner Participation Agreement with St. Vincent De Paul Management (S.V.D.P. Management) Villa Harvey Mandel Rental Housing.

See Centre City Development Corporation report dated, July 8, 2002.

Auditor Certificate Number: AC 2300107

No one spoke in opposition to this item.

Motion by Member Wear to approve (with Inzunza in opposition)

Second by Member Atkins

Vote: 8-1

Redevelopment Agency Resolution and Document numbers R-03517 and D-03517.

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Adoption

4. **Implementation Agreement-Downtown Armed Services YMCA Building. (District 2)**

(RA 2003-33)

Approving the First Implementation Agreement to the Rehabilitation Loan Agreement with 500 West Broadway, L.P. for the Rehabilitation of the Downtown Armed Services YMCA Building.

See Centre City Development Corporation report dated, July 31, 2002.

Auditor Certificate Number: AC 2200425

Eli Sanchez, project manager, present staff report.

Public testimony by Michael Galasso.

Motion by Member Wear to approve

Second by Member Stevens

Vote: 9-0

Redevelopment Agency Resolution and Document number R-03518 and D-03518.

3. **Disposition and Development Agreement for the Renaissance at North Park Project (District 3).**

(RA 2003-26)

Stating for the record that the Final Environmental Impact Report has been reviewed and considered prior to approving the project, and directing the City Clerk to file a Notice of Determination.

(RA 2003-24)

Approving Basic Concept Drawings for the project.

(RA 2003-29)

Approving a Housing Replacement Plan for the project.

(RA 2003-25)

Approving a Disposition and Development Agreement for the Renaissance at North Park project.

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Adoption

3. **Disposition and Development Agreement for the Renaissance at North Park Project (District 3).** (Continued)

(RA 2003-27)

Authorizing the Executive Director to Execute a Loan Agreement with San Diego Interfaith Housing Foundation.

(RA 2003-28) (Cor. Copy 8/15/02)

Amend the Redevelopment Agency Budget for the North Park Project Area, and authorize the Executive Director or Designee to accept and expend funds for the Renaissance at North Park Project as follows: Developer Loan of \$675,000 from San Diego Interfaith Housing Foundation; \$1,800,000 from North Park Tax Allocation Bond Proceeds

See Redevelopment Agency report no RA-02-13, and City Manager report no. CMR-02-165, dated July 31, 2002.

Council Companion Item No. 203.

Auditor Certificate Number: AC 2300101

James Davies, project manager, Redevelopment Agency, stated to add the following language to the motion.

"Authorizing the Agency Executive Director, or its designee, to carry out the disposition and development agreement so that no tax-exempt financing from the Agency will be used for the acquisition or the financing of the Senior Project and that only funds that will not be treated as federal subsidies or federal grants will be used for the acquisition and the financing of the Senior Project."

Motion by Member Atkins to approve as amended by James Davies

Second by Member Madaffer

Vote: 9-0

Redevelopment Agency Resolution and Document numbers R-03519, R-03520 and D-03520, R-03521 and D-03521, R-03522 and D-03522, R-03523 and D-03523. R-03524; and City Council Resolution numbers R-296947 and R-296948.

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Public Comment by Don Stillwell regarding the Joint Power Authority.

Adjournment

The meeting adjourned the Redevelopment Agency at 3:35 p.m.

Secretary of The Redevelopment Agency
of the City of San Diego, California